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**FIRST AMENDMENT TO
PLANNED COMMUNITY DECLARATION**

for
STEARN'S CROSSING
CENTRE COUNTY RECORDER OF DEEDS

**College Township,
Centre County, Pennsylvania**

**Submitted pursuant to the provisions
of the Pennsylvania Uniform Planned Community Act,
68 Pa.S. § 5101 et seq.**

THIS FIRST AMENDMENT TO PLANNED COMMUNITY DECLARATION is made this 16th day of June, 2004 by **Stearns Boal, L.P.**, a Pennsylvania limited partnership (hereinafter referred to as "Declarant").

WHEREAS, Declarant is the developer of certain real estate located in College Township, Centre County, Pennsylvania, known as Stearns Crossing, as more particularly described in the Planned Community Declaration for Stearns Crossing dated January 15, 2004, and recorded in the office of the Recorder of Deeds of Centre County in Record Book 1650, Page 277 (hereinafter referred to as the "Original Declaration"); and

WHEREAS, the Original Declaration provides in Section 15.1 that the Declarant may add real estate, known as "Additional Real Estate", to the Planned Community; and

WHEREAS, Declarant desires to add Additional Real Estate to the Planned Community and which real estate is described in Exhibit "A" and shown on a plot plan recorded in Centre County Plat Book 71, Page 47-48, as also being subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, and each and all of which is and or for the benefit of said property and each owner thereof.

NOW THEREFORE, the Declarant hereby declares that Additional Real Estate shall be added to the Planned Community of Stearns Crossing and the Planned Community Declaration for Stearns Crossing shall be amended as follows:

1. The Declarant declares that the real estate described in **Exhibit "A"** and known as **Phase IV Stearns Crossing** and as shown on a Plat Plan recorded in Centre County Plat Book 71, Page 47-48, and as attached hereto forming a part hereof and marked **Exhibit "B"**, is and shall be held, transferred, sold, conveyed and occupied subject to the terms of the Planned Community Declaration for Stearns Crossing dated January 15, 2004, and recorded in Centre County in Record Book 1650, Page 277, with the following exceptions:

A. Paragraph 3.1 shall be amended to read as follows:

3.1 **Units:** The location and dimensions of all Units comprising the Planned Community are shown on the Plans attached hereto as **Exhibit "B."** There are four planned phases for the Planned Community and Declarant is under no obligation to construct more than four (4) phases. The number of projected Units in each phase are as follows:

Phase I	11
Phase II	12
Phase III	13
Phase IV	10

Declarant reserves the right to change the total number of Units, the total number of phases, and the total number of Units per phase.

Declarant reserves the right to change or alter the location and dimensions of Units and the size of buildings or dwellings to be constructed upon a Unit in undeveloped phases provided that such change or alteration does not conflict with the architectural control and protective covenants set forth in Article VII and VIII hereof by the imposition of lesser standards. Except to the extent provided by the Declaration, each Unit Owner is responsible for the maintenance, repair and replacement of his or her Unit and improvements thereon.

B. Paragraph 1.2 shall be amended so that the following easements and licenses are added:

I. Subject to the easements, rights, conditions, and plan notes as shown on the Final Subdivision Plan for STEARNS CROSSING, Phase IV recorded in Centre County Plat Book 71, Page 47-48.

C. Paragraphs 8.24 and 8.25 shall be amended, in regard to Phase IV only, to read as follows:

8.24. In Phase IV, minimum finished square footage of living space above grade of all dwellings, excluding basements and garages, must be at least twenty-five hundred (2,500) square feet, subject to Declarant's exclusive right to waive this provision as, in Declarant's judgment, is required by special circumstances, and such decision of waiver shall be final.

8.25. In Phase IV, each dwelling built on a Lot shall have a cost, at the time of construction, of no less than Three Hundred Thousand (\$300,000) Dollars (exclusive of Lot purchase); said amount to be increased annually in accordance with the Consumer Price Index in effect on January 15, 2004.

2. In all other respects, the Planned Community Declaration for Stearns Crossing shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed the day and year first above written.

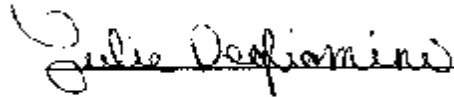
STEARNS BOAL, L. P., by its general partner,
Stearns Boal, LLC

By: 
Name: Calvin E. Zimmerman
Title: Manager

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF CENTRE } SS:

On this, the 17th day of June, 2004, before me, the undersigned officer, personally appeared Calvin E. Zimmerman, who acknowledged himself to be the Manager of Stearns Boal, LLC, general partner of Stearns Boal, L.P., and as such manager, he being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notarial Seal
Julie DeFiorino, Notary Public
State College Road, Centre County
My Commission Expires Oct. 17, 2006

Phase IV Perimeter

ALL THAT CERTAIN tract of land situated in College Township, Centre County, Pennsylvania, being Phase IV Perimeter, as shown on a Plan entitled, "Stearns Crossing, Single Family Residential Subdivision, Final Subdivision Plan, Phase IV Subdivision, Panel 1," dated April 7, 2004, by PennTerra Engineering, Inc., State College, Pennsylvania, being bounded and described as follows:

Beginning at an iron pin, lying in a northerly line of lands owned now or formerly by Antioch International Church, Inc. (Tax Parcel 19-4-36B, RB 1438 Pg. 919) and lying in a southerly line of Lot No. 273; thence traversing through said lot and Ivy Hill Drive (50'R/W), N28°34'35W, passing over an iron pin at 38.00 feet, for a total distance of 88.00 feet to an iron pin, lying in a northerly line of said R/W and being an easterly corner of Holly Ridge Drive (50'R/W); thence along said R/W, the following bearings and distances: along a curve to the right, having a chord bearing of N73°34'35W, a chord distance of 14.14 feet, a radius of 10.00 feet and an arc length of 15.71 feet to a point; thence N28°34'35W, 5.86 feet to a point; thence along a curve to the right, having a chord bearing of N26°50'58"W, a chord distance of 34.66 feet, a radius of 575.00 feet and an arc length of 34.66 feet to a point; thence N25°07'22"W, 73.96 feet to an iron pin, lying in an easterly line of said R/W and being a southerly corner of Lot No. 262; thence along said lot, N43°31'22"E, 202.32 feet to an iron pin, being an easterly corner of said lot and a southerly corner of Lot No. 261; thence along said lot and along Lot No.'s 260, 259, 258 and 257, N48°09'36"E, 563.28 feet to an iron pin, being an easterly corner of Lot No. 257 and a southerly corner of Lot No. 256; thence along said lot and along Lot No. 255, N77°28'50"E, 371.89 feet to an iron pin, being an easterly corner of Lot No. 255, a southerly corner of Lot No. 254 and lying in a westerly line of lands owned now or formerly by Dr. Gerald F. and Susan W. Clair (Tax Parcel 19-4-12, RB 661 Pg. 225); thence along said lands, S12°31'10E, passing over an iron pin at 237.77 feet, for a total distance of 313.10 feet to an iron pin, being a southerly corner of said lands and lying in a northerly line of lands owned now or formerly by Robert T. and Elizabeth W. B. Gretzler (Tax Parcel 19-4A-5, RB 960 Pg. 588); thence along said lands, lands owned now or formerly by Stewart J. and Rebecca M. Smith (Tax Parcel 19-4A-13, RB 1139 Pg. 275), lands owned now or formerly by Dorsey I. Houtz (Tax Parcel 19-4A-14, RB 1119 Pg. 322) and along lands owned now or formerly by Antioch International Church, Inc. (Tax Parcel 19-4-36B, RB 1438, Pg. 919), S61°25'25"W, 1007.05 feet to an iron pin, being the place of beginning, containing 7.936 acres.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number

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Exhibit "A"

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**SECOND AMENDMENT TO
PLANNED COMMUNITY DECLARATION
for
STEARNS CROSSING**

**College Township,
Centre County, Pennsylvania**

**Submitted pursuant to the provisions
of the Pennsylvania Uniform Planned Community Act,
68 Pa.S. § 5101 et seq.**

THIS SECOND AMENDMENT TO PLANNED COMMUNITY DECLARATION is made this 6th day of September 2005 by **Stearns Boal, L.P.**, a Pennsylvania limited partnership (hereinafter referred to as "Declarant").

WHEREAS, Declarant is the developer of certain real estate located in College Township, Centre County, Pennsylvania, known as Stearns Crossing, as more particularly described in the Planned Community Declaration for Stearns Crossing dated January 15, 2004, and recorded in the office of the Recorder of Deeds of Centre County in Record Book 1650, Page 277 (hereinafter referred to as the "Original Declaration"); and

WHEREAS, the Original Declaration provides in Section 15.1 that the Declarant may add real estate, known as "Additional Real Estate", to the Planned Community; and

WHEREAS, Declarant has added Additional Real Estate to the Planned Community and which real estate is described in the First Amendment to Planned Community Declaration dated June 16, 2004 and recorded in Centre County Record Book 1712 Page 0256, and further shown on a plot plan recorded in Centre County Plat Book 71, Page 47-48, and

WHEREAS, Declarant desires to add Additional Real Estate to the Planned Community and which real estate is described in Exhibit "A" and shown on two plot plans recorded in Centre County Plat Book 74, Pages 34 and 35, and in Centre County Plat Book 74, Pages 183 and 184 and also being subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, and each and all of which is and or for the benefit of said property and each owner thereof.

NOW THEREFORE, the Declarant hereby declares that Additional Real Estate shall be added to the Planned Community of Stearns Crossing and the Planned Community Declaration for Stearns Crossing shall be amended as follows:

1. The Declarant declares that the real estate described in Exhibit "A" and known as **Phase V Stearns Crossing** and as shown on a Plat Plan recorded in Centre County Plat Book 74, Pages 34 and 35, and known as **Phase VI Stearns Crossing** and as shown on a Plat Plan recorded in Centre County Plat Book 74, Pages 183 and 184 is and shall be held, transferred, sold, conveyed and occupied subject to the terms of the

Planned Community Declaration for Stearns Crossing dated January 15, 2004, and recorded in Centre County in Record Book 1650, Page 277, and the First Amendment to Planned Community Declaration dated June 18, 2004 and recorded in Centre County Record Book 1712 Page 0256 with the following exceptions:

A. Paragraph 1.2 shall be amended so that the following easements and licenses are included:

(1) Right of Way to Bell Telephone Company as recorded May 14, 1960 in Centre County Miscellaneous Book 65, Page 526.

(2) Right of Way to West Penn Power Company as recorded October 17, 1960 in Centre County Miscellaneous Book 67, Page 357.

(3) Right of Way to Columbia Gas Company of Pennsylvania as recorded August 15, 1937 in Centre County Miscellaneous Book 96, Page 712.

(4) Right of Way to Columbia Gas Company of Pennsylvania as recorded October 21, 1966 in Centre County Miscellaneous Book 93, Page 753.

(5) Right of Way to Columbia Gas Company of Pennsylvania as recorded July 11, 1968 in Centre County Miscellaneous Book 103, Page 80.

(6) Right of Way from James C. Wambold and Alice Wambold, husband and wife, to Stearns Boal, L.P. and Antioch International Church and Ministries, Inc. dated September 24, 2003 and recorded in Centre County Record Book 1544, Page 772.

(7) Assignment of Easement and Mortgage from Stearns Boal, L.P. to Kishacoquillas Valley National Bank dated October 3, 2003 and recorded in Centre County Record Book 1611 Page 407.

(8) Subject to the easements, rights, conditions, and plan notes as shown on the Final Subdivision Plan for STEARNS CROSSING, Phases I, II, and III recorded in Centre County Plat Book 70, Pages 122-123.

(9) Planned Community Declaration for Stearns Crossing as recorded 1-29-04 in Record Book 1650, page 277.

(10) Stearns Boal to Stearns Crossing Homeowners Association, Inc. -- Lot 213 Stearns Crossing 19-4A-258) as dated 1-27-04 and recorded 2-13-04 in Record Book 1654, Page 953. Outsale-detention basin.

(11) Stearns Crossing Homeowners Association - Stearns grants a perpetual easement for bike path & walking paths as recorded 2-13-04 in Record Book 1654, Page 957.

(12) Right-of-Way to West Penn Power Company dba Allegheny Power as recorded 8-30-04 in Record Book 1734, Page 300.

(13) First amendment to Planned Community Declaration for Stearns Crossing as recorded 7-2-04 in Record Book 1712, Page 256.

(14) College Township Water Authority -- Right-of-Way for water line as recorded 8-16-04 in Record Book 1729, page 242.

(15) Verizon Pennsylvania, Inc. & Allegheny Power Right-of-Way as recorded 9-10-04 in Record Book 1738, page 714.

(16) Right-of-Way to West Penn Power Company dba Allegheny Power as recorded 7-9-04 in Record Book 1714, Page 581.

(17) Stearns Crossing Homeowners Association - easement agreement - Lot 263 19-4A-296 as recorded 9-14-04 in Record Book 1740, Page 30.

(18) Stearns Crossing Homeowners Association - Deed of Dedication Lot 273 Phase IV 19-4A-307 as recorded 9-15-04 in Record Book 1740, Page 324.

(19) College Township - Deed of Dedication of Holly Ridge Drive, etc. as recorded 10-6-04 in Record Book 1748, Page 111.

(20) Deed of Dedication - College Township - for Wild Rose Way as recorded 10-6-04 in Record Book 1748, Page 116.

(21) College Township - Deed of Dedication of Ivy Hill Drive as recorded 10-6-04 in Record Book 1748, Page 120.

(22) College Township - Deed of Dedication Lot 275 Phase IV Parcel 1 as recorded 10-6-04 in Record Book 1748, Page 128.

(23) Common. of Penna. Department of Transportation - Highway Occupancy Permit for Rt. 3011 - to be completed 4-2-05 as recorded 4-19-04 in Record Book 1677, Page 556.

(24) Verizon Pennsylvania, Inc. - easement - 19-4A-300A - Lot 213 as recorded 9-10-04 in Record Book 1738, Page 709.

(25) Subject to the easements, rights, conditions, and plan notes as shown on the Final Subdivision Plan for STEARNS CROSSING, Phase IV, recorded in Centre County Plat Book 71, Pages 47-48.

(26) Right-of-Way to Bel. Telephone Company as recorded 5-1-59 in Misc. Book 60, Page 342.

(27) Bell of Pennsylvania Right of Way modification agreement - (modifies MS: 60 PG: 342) as recorded 6-28-76 in Misc. Book 131, page 64.

(28) Subject to the easements, rights, conditions, and plan notes as shown on the Final Subdivision Plan for STEARNS CROSSING, Phase V, recorded in Centre County Plat Book 74, Pages 34 and 35.

(29) Subject to the easements, rights, conditions, and plan notes as shown on the Final Subdivision Plan for STEARNS CROSSING, Phase VI, recorded in Centre County Plat Book 74, Pages 183 and 184.

(30) Right of Way to Columbia Gas Company of Pennsylvania as recorded August 9, 2005 in Centre County Record Book 1859, Page 847.

B. Paragraph 3.1 shall be amended to read as follows:

3.1 **Units:** The location and dimensions of all Units comprising the Planned Community are shown on the Plans recorded in Centre County Plat Book 74, Pages 34 and 35. There are thirteen (13) planned phases for the Planned Community and Declarant is under no obligation to construct more than six (6) phases. The number of projected Units in each phase are as follows:

Phase I	11
Phase II	12
Phase III	13
Phase IV	10
Phase V	27
Phase VI	11

Declarant reserves the right to change the total number of Units, the total number of phases, and the total number of Units per phase.

Declarant reserves the right to change or alter the location and dimensions of Units and the size of buildings or dwellings to be constructed upon a Unit in undeveloped phases provided that such change or alteration does not conflict with the architectural control and protective covenants set forth in Article VII and VIII hereof by the imposition of lesser standards. Except to the extent provided by the Declaration, each Unit Owner is responsible for the maintenance, repair and replacement of his or her Unit and improvements thereon.

C. Paragraphs 8.20, 8.21, and 8.22 shall be amended to read as follows:

8.20. No building shall be erected, altered or placed upon any Lot and there shall be no landscaping or grading of any Lot, or any removal of trees until:

- a. The identity of the proposed builder has been submitted to the Declarant and the Declarant shall have approved the identity of the proposed builder.

- b. A complete set of plans and specifications and a site plan, including a landscape plan (unless the other requirements of Section 8.22 are met), shall have been furnished to Declarant and Architectural Control Committee at least thirty (30) days prior to construction and the plans and specifications have been approved in writing by the Architectural Control Committee.

All submissions of plans for construction, proposed grading, and tree removals must be in duplicate, one (1) copy of which shall be retained by Architectural Control Committee.

After receipt of the identity of the proposed builder, Declarant shall approve or disapprove the same within fifteen (15) days

After receipt of the proposed plans and specifications Architectural Control Committee shall approve or disapprove the same within fifteen (15) days.

Architectural Control Committee may approve in part and disapprove in part, or otherwise qualify such approval, and may take into consideration aesthetic or other considerations or reasons as Architectural Control Committee shall deem suitable.

Unit owner further agrees that no change shall be made in the identity of the builder without the written approval of Declarant first had and obtained. Declarant reserves the right to approve or disapprove of any builder of a dwelling or improvement within STEARNS CROSSING

Unit owner further agrees that no change shall be made in the approved plans and specifications without the written approval of Architectural Control Committee first had and obtained

The Architectural Control Committee shall create a list of minimum building specifications. All builders and Owners shall comply with the specifications.

8.21. All site plans shall show the following:

- (a) Subdivision name, Uniform Parcel Identifier Number, Lot number, street address, and abutting Lot numbers
- (b) Name, address phone number, and e-mail of person or firm preparing the site plan.
- (c) Zoning district.
- (d) Total size of the Lot.
- (e) The proposed use(s) of the Lot.
- (f) The total tract boundary with distances drawn to the nearest foot, including any street rights-of-way when applicable.
- (g) All stream, flood plains and wetland boundaries, if applicable, and slopes of twenty-five percent (25%) or more.
- (h) Location and area of all existing and proposed primary and

accessory structures, including exterior dimensions.

- (l) **North arrow and scale.**
- (j) **Date of plan, and date of any and all revisions made to the plan after the original date of submission**
- (k) **Cartways and names of abutting streets.**
- (i) **Lot boundary bearings and distances, and property corners.**
- (m) **Building setback lines per the subdivision record plan. Location of the front, side, and rear yard setback areas as required by the applicable zoning district.**
- (n) **Easements.**
- (o) **Utilities above and below ground and all appurtenances such as valves, clean outs, etc. All existing and proposed utility poles, drainage facilities, and walkways.**
- (p) **Existing topography at two foot (2') even contours with existing spot elevations on flat grades if needed to define drainage patterns. Topographic contour lines drawn at vertical intervals of two (2) feet for land with average undisturbed slopes of ten percent (10%) or less and at intervals of five (5) feet for land with average slopes exceeding ten percent (10%), including the source of topographic data; or two perpendicular cross sections through the entire property, showing existing and proposed grades and the floor elevations of any proposed structures.**
- (q) **Proposed topography at two foot (2') even contours.**
- (r) **Accurate depiction of all floors of the house plan, showing door and window openings, and indicating garage, porch, deck, gazebo, pool or other separate use areas or structures.**
- (s) **Square footage of finished living space**
- (t) **Cross section through the structure and the total height of all proposed structures, in accordance with College Township definition of "height", Section 200-7, and as amended.**
- (u) **Underground roof drain sump or alternative locations shall be shown or noted. All sumps shall have a minimum four inch (4") overflow pipe to daylight.**
- (v) **Finished floor elevations of the dwelling, porch, patio, garage or other separate use Areas. Basement and main floor level finished elevations**
- (w) **Proposed limits of paved areas and labeling of use. Location of existing or proposed driveways.**
- (x) **Height and materials of all proposed retaining walls**

- (y) Outdoor lighting not attached to the dwelling facades.
- (z) Drainage design direction arrow in swales or tightly graded areas, including as well high point drainage divide locations and elevations. When applicable, show direction and/or paths of all existing site drainage, any/all methods of erosion and sedimentation control and on-site storm water management practices to be implemented
- (aa) Proposed grading spot elevations necessary to define and construct accurately proposed land forms.
- (bb) Landscaping requirements contained in Article 8.22 shall be noted on the site plan.
- (cc) Finished floor elevations of the dwelling, porch, patio, garage or other separate use Areas. Basement and main floor level finished elevations.
- (dd) Spot elevations shall indicate top and bottom of embankments, swales, and micro grading. Water shall drain away from the dwelling on all sides for a minimum distance of ten feet (10'). Grass swales at a minimum two percent (2%) slope shall drain water from around the house. Unless clearly impractical without drastic or unattractive grading, drainage swales shall not direct water onto an adjacent Lot but shall direct it to the street or recorded subdivision drainage easement. Elevations and cross sections of structures, and details of all grading elements such as berms, earth mounds, and retaining walls.
- (ee) All driveways and parking shall be a minimum of two feet (2') from side or rear Lot lines or a greater distance if required by College Township.
- (ff) Percentage of impervious coverage on the Lot after all proposed improvements.

Architectural Control Committee shall have the right to approve or disapprove any such plans or specifications, all grading, landscaping, and all tree removal, and Architectural Control Committee shall have the right to require whatever screening it deems suitable. Declarant shall have the right to approve or disapprove the identity of a builder.

Each Unit Owner acknowledges and agrees that any construction, improvement or movement of soil on a Lot is under and subject to the restriction and regulation of the Soil Conservation District, and each Unit Owner shall be responsible for constructing and maintaining erosion and sedimentation controls in accordance with the approved plans, and each Unit Owner hereby indemnifies and saves harmless Declarant and the Architectural Control Committee, and their successors and assigns, from any loss, damage or claim that Unit Owner may have or incur as a result of the Unit Owner's failure to construct and maintain proper erosion and sedimentation controls.

8.22. As part of the site plan submission, a landscaping plan shall first have been furnished to Architectural Control Committee, and such plans shall have been approved in writing by Architectural Control Committee. Each Unit Owner

further agrees that no change shall be made in said approved landscaping plan without first obtaining the written approval of Architectural Control Committee. The amount allocated to landscaping (including fine grading and grass seeding) shall be no less than ten (10%) percent of the purchase price of the Lot. This amount must be expended within the one (1) year described in Article 8.23. All submissions of landscaping plans must be in duplicate, one copy of which shall be retained by Architectural Control Committee. After receipt of the landscaping plan, Architectural Control Committee shall approve or disapprove the same within fifteen (15) days. Architectural Control Committee may approve in part and disapprove in part, or otherwise qualify such approval, and may take into consideration aesthetic or other considerations or reasons as Architectural Control Committee shall deem suitable.

In the alternative to submitting a landscape plan along with the site plan, a Unit Owner may deposit Five Thousand (\$5,000) Dollars with Declarant to secure the completion of landscaping in accordance with a landscaping plan which may be submitted no less than thirty (30) days prior to the beginning of landscape work. The Declarant will release the Five Thousand (\$5,000) to the Unit Owner upon the completion of the landscape plan as approved by the Architectural Control Committee.

D. Paragraphs 8.24 and 8.25 shall be amended, in regard to Phases V and VI only, to read as follows:

8.24. Minimum finished square footage of living space above grade of all dwellings, excluding basements and garages, must be at least three thousand (3,000) square feet in Phases I, II, and III, two thousand five hundred (2,500) square feet in Phase IV, and two thousand four hundred (2,400) square feet [2,200 square feet for a house of only one floor above grade] in Phases V and VI, subject to Declarant's exclusive right to waive this provision as, in Declarant's judgment, is required by special circumstances, and such decision of waiver shall be final.

8.25. In Phases V and VI, each dwelling built on a Lot shall have a cost, at the time of construction, of no less than Three Hundred Thousand (\$300,000) Dollars (exclusive of Lot purchase); said amount to be increased annually in accordance with the Consumer Price Index in effect on June 1, 2005.

2. In all other respects, the Planned Community Declaration for Stearns Crossing shall remain in full force and effect.

[signatures on following page]

EXHIBIT "A"

Legal Description
 Stearns Crossing
 Phase V

All that certain tract of land situated in Collego Township, Centre County, PA, being Phase V, as shown on a plan entitled, "Stearns Crossing, Single-Family Residential Subdivision; Final Subdivision Plan; Phase V Subdivision," dated February 3, 2005, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at an iron pin, lying in a southerly R/W line of Trout Road and being a westerly corner of lands owned now or formerly by Richard L. Wirtz (Tax Parcel 19-2-36, D.B. 236, pg. 242); thence along said lands S14°29'46"E, 155.92 feet to an iron pin, being a southerly corner of said lands and a northerly corner of Lot No. 92 (future Phase VII); thence along said lot S25°10'14"W, 183.68 feet to an iron pin, being a westerly corner of said lot and a northerly corner of Lot No. 97 (future Phase VII); thence along Lot No. 97 N78°15'45"W, 65.89 feet to an iron pin; thence continuing along said lot S05°26'02"W, 215.58 feet to an iron pin; thence continuing along said lot along a curve to the left, having a chord bearing of S86°12'43"E, a chord length of 25.96 feet, a radius of 450.00 feet and an arc length of 25.95 feet (erroneously shown on the plan as C3, having a chord bearing of S85°50'57"E, a chord length of 26.99 feet, a radius of 450.00 feet and an arc length of 26.99 feet) to an iron pin, lying in a southerly line of said lot and being a westerly corner of Mountain Laurel Drive (future Phase VII, 60' R/W); thence along said R/W and along Lot No. 139 (future Phase VII) S02°44'14"W, 195.01 feet to an iron pin, being a southerly corner of Lot No. 139, a northerly corner of Lot No. 134 (future Phase VI) and an easterly corner of Lot No. 135 (future Phase VI); thence along Lot No. 135 N82°20'55"W, 134.26 feet to an iron pin; thence continuing along said lot S07°39'05"W, 129.60 feet to an iron pin; thence continuing along said lot N85°48'17"E, 22.50 feet to an iron pin, lying in a southerly line of said lot and being a westerly corner of Fernleaf Court (future Phase VI, 50' R/W); thence along said R/W and along Lot No. 125 (future Phase VI) S04°1'43"E, 154.72 feet to an iron pin; thence continuing along said lot S37°22'32"E, 60.24 feet to an iron pin, being a southerly corner of said lot and a

westerly corner of Lot No. 126 (future Phase VI); thence along Lot No. 126 and along Lot No. 127 (future Phase VI), Lot No. 128 (future Phase VI) and Stormwater Detention Basin No. 3 (future Phase VI) S19°16'47"E, 472.74 feet to an iron pin; thence continuing along Stormwater Detention Basin No. 3 S15°14'31"E, 20.05 feet to an iron pin; thence continuing along said detention basin S30°53'18"E, 94.45 feet to an iron pin, lying in a westerly line of said detention basin and being a northerly corner of Lot No. 115 (future Phase VI); thence along said lot and along Mossey Glen Road (future Phase VI, 50' R/W) S59°56'58"W, 198.42 feet to an iron pin, being a westerly corner of said R/W and an easterly corner of Lot No. 113 (future Phase VI); thence along said lot along a curve to the right, having a chord bearing of N29°36'07"W, a chord length of 54.02 feet, a radius of 300.00 feet and an arc length of 54.10 feet to an iron pin; thence continuing along said lot S65°33'49"W, 141.79 feet to an iron pin, being a westerly corner of said lot and lying in an easterly line of lands owned now or formerly by Steven and Dina A. Guthoff (Tax Parcel 19-1C-115, R.B. 700, pg. 842); thence along the Guthoff lands and along lands owned now or formerly by David D. and Heather D. Eckley (Tax Parcel 19-1C-116, R.B. 973, pg. 351), October Drive (50' R/W), lands owned now or formerly by Ok Soon Yoon (Tax Parcel 19-1C-117, R.B. 1588, pg. 545), lands owned now or formerly by Christine Kolasa (Tax Parcel 19-1C-118, D.B. 421, pg. 432), lands owned now or formerly by Keith Brian Amamoto and Deborah Kunce (Tax Parcel 19-1C-119, R.B. 1388, pg. 26), lands owned now or formerly by Randal Wills and Judith Cwynar (Tax Parcel 19-1C-120, R.B. 738, pg. 12), lands owned now or formerly by Marty Jo Boldin (Tax Parcel 19-1C-121, R.B. 1357, pg. 826), lands owned now or formerly by Larry E. Doerr (Tax Parcel 19-1C-122, R.B. 1046, pg. 363), lands owned now or formerly by Tracie L. Mehalick and Jason M. Richard (Tax Parcel 19-1C-123, R.B. 1626, pg. 369), lands owned now or formerly by Frederick R. and June M. Gardner (Tax Parcel 19-1C-124, D.B. 443, pg. 362), lands owned now or formerly by John Mitchell, Jr. and Don E. Haubert (Tax Parcel 19-1C-125, D.B. 464, pg. 868) and lands owned now or formerly by James D. Coble (Tax Parcel 19-4-7A, R.B. 1035, pg. 941) N19°16'47"W, 1,446.60 feet to an iron pin, being an easterly corner of the Coble lands and a southerly corner of lands owned now or formerly by Wayne W. and Donna J. Burke (Tax Parcel 19-2-47, D.B. 295, pg. 271); thence along the Burke lands N64°00'40"E, 189.70 feet to an iron pin,

being an easterly corner of said lands and lying in a westerly R/W line of Trout Road; thence along said R/W the following 4 bearings and distances: along a curve to the left, having a chord bearing of N79°33'29"E, a chord length of 54.02 feet, a radius of 101.42 feet and an arc length of 54.68 feet to an iron pin; thence N64°06'45"E, 272.73 feet to an iron pin; thence along a curve to the right, having a chord bearing of N68°38'35"E, a chord length of 151.56 feet, a radius of 959.38 feet and an arc length of 151.72 feet to an iron pin; thence N73°10'25"E, 179.70 feet to an iron pin, being the place of beginning, containing 16.040 acres.

Legal Description
Stearns Crossing
Phase VI

All that certain tract of land situated in College Township, Centre County, PA, being Stearns Crossing Phase VI, as shown on a plan entitled, "Stearns Crossing, Final Subdivision Plan, Phase VI Subdivision," dated January 21, 2005, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at an iron pin, lying in a northerly R/W line of Fernleaf Court (50' R/W), and being an easterly corner of Lot No. 136; thence, along said lot, N07°39'05"E, 129.60 feet to an iron pin, being a northerly corner of said lot, and lying in a southerly line of Lot No. 137; thence, along Lot No.'s 137 & 138, S82°20'55"E, 134.27 feet to an iron pin, being a southerly corner of Lot No. 138 and a westerly corner of Lot No. 139; thence, along Lot No. 139, N87°09'04"E, 118.90 feet to an iron pin, being a southerly corner of said lot, and a westerly corner of Lot No. 140; thence, along Lot No. 140, N83°22'53"E, 30.00 feet to an iron pin, lying in a southerly line of said lot and being a westerly corner of Lot No. 142; thence, along Lot No. 142, S28°56'22"E, 123.00 feet to an iron pin, being a southerly corner of said lot, and a westerly corner of Lot No. 143; thence, along Lot No.'s 143 thru 146, S16°31'48"E, 422.87 feet to an iron pin, being a southerly corner of Lot No. 146, and a westerly corner of Lot No. 147; thence, along Lot No.'s 147 & 148, S12°21'21"W, 182.38 feet to an iron pin, lying in a westerly line of Lot No. 148, and being an easterly corner of Lot No. 117; thence, along Lot No. 117, N66°46'26"W, 229.26 feet to an iron pin, being a northerly corner of said lot; thence, continuing along said lot, S24°00'18"W, 83.47 feet to an iron pin, being a westerly corner of said lot, and lying in an easterly line of Lot No. 119; thence, along Lot No.'s 119 thru 123, N19°16'47"W, 377.74 feet to an

iron pin, being an easterly corner of Lot No. 123; thence, along said lot, N37°22'32"W, 60.24 feet to an iron pin, being a northerly corner of said lot and a southerly corner of Lot No. 124; thence, along Lot No. 124, and traversing through Fernleaf Court (50' R/W), N04°11'43"W, 154.72 feet to an iron pin, lying in a northerly R/W line of said R/W, and lying in a southerly line of Lot No. 135; thence, along said R/W and said lot, S85°48'17"W, 22.50 feet to an iron pin, being the place of beginning, containing 4.981 acres.

Prepared: 07/06/05
EAP
Project No. 00234
Legal/S/Stearns King/Phase 6/Phase6.doc